

**DEPARTMENT  
OF DEVELOPMENT  
AND  
ENVIRONMENTAL  
SERVICES**

## **Possible land use changes in your area**

### **King County Comprehensive Plan will be updated in 2008**

**T**he King County Comprehensive Plan, adopted in 1994, guides growth and development in the unincorporated areas of King County and sets county policy on major issues like annexations, transportation, and environmental protection.

Small routine or technical changes can be made to the plan once each year, but bigger changes, including those that affect policy and the urban growth area, can be made only once every four years. The plan's third major update is scheduled for 2008.

### **Proposed policy changes**

The county is considering the following changes to policies in the King County Comprehensive Plan:

#### **COUNTY-WIDE**

- Include the update of the Shoreline Master Program as an element of the King County Comprehensive Plan.
- Integrate public health more extensively with planning and land use decisions.
- Call for a regional commitment to planning for the impacts of climate change.
- Simplify and significantly modify the county's Transportation Concurrency Management Program.
- Support the use of carbon emission standards during environmental review of development projects.
- Better integrate county strategies for protection of land, air, and water.
- Emphasize implementation of salmon recovery plans and protection of Puget Sound.
- Reflect increased emphasis on climate change and biodiversity.
- Include considerations of equity when evaluating programs and actions.

#### **RURAL AREAS AND RESOURCE LANDS**

- Enhance support for local food production and access to locally produced foods.
- Implement King County's Rural Economic Strategies.

#### **URBAN AREAS**

- Increase support for sustainable and low-impact development.
- Allow on-site sewage disposal systems within the Urban Growth Area on a very limited basis.

**Share your  
views at  
a public  
meeting.  
See page 4  
for dates,  
times, and  
locations.**

## Proposed land use and zoning changes

The county is considering the following changes to land use and zoning in the King County Comprehensive Plan:

### NORTH KING COUNTY

1. **Carnation** – Reclassify 12 acres from rural to urban to replace developable land in the Rural City of Carnation Potential Annexation Area that was lost during the update of the FEMA floodway.
2. **Cottage Lake** – Add rural residential land near the northwest corner of NE Woodinville-Duvall Road and Avondale Road NE to the established rural neighborhood and designate the land for commercial development.
3. **North Bend** – Reclassify and rezone two areas totaling five acres to correct inconsistencies between the land use and zoning maps in the North Bend Rural City Urban Growth Area.
4. **Sammamish** – Reclassify the “rural island” at the intersection of 244th Avenue NE and NE 144th Street, the notch at SE Issaquah-Fall City Road and 270th Avenue SE, and properties within the Camden Park Division from rural to urban so Sammamish can annex the properties.
5. **Snoqualmie** – Reclassify 70 acres between the southern limit of the Snoqualmie Ridge development and the I-90 interchange from rural to urban to develop a hospital and for other institutional uses.
6. **Bellevue** – Reclassify the Coal Creek Park from rural to urban so Bellevue can annex the property.
7. **Duvall** – Reclassify 40 acres along Carnation-Duvall Road NE south of NE 140th Street from rural to urban for commercial and park use and annexation by the City of Duvall.
8. **Willows Road** – Establish a Special District Overlay for campus research buildings on properties near Willows Road NE and 129th Avenue NE.

### SOUTH KING COUNTY

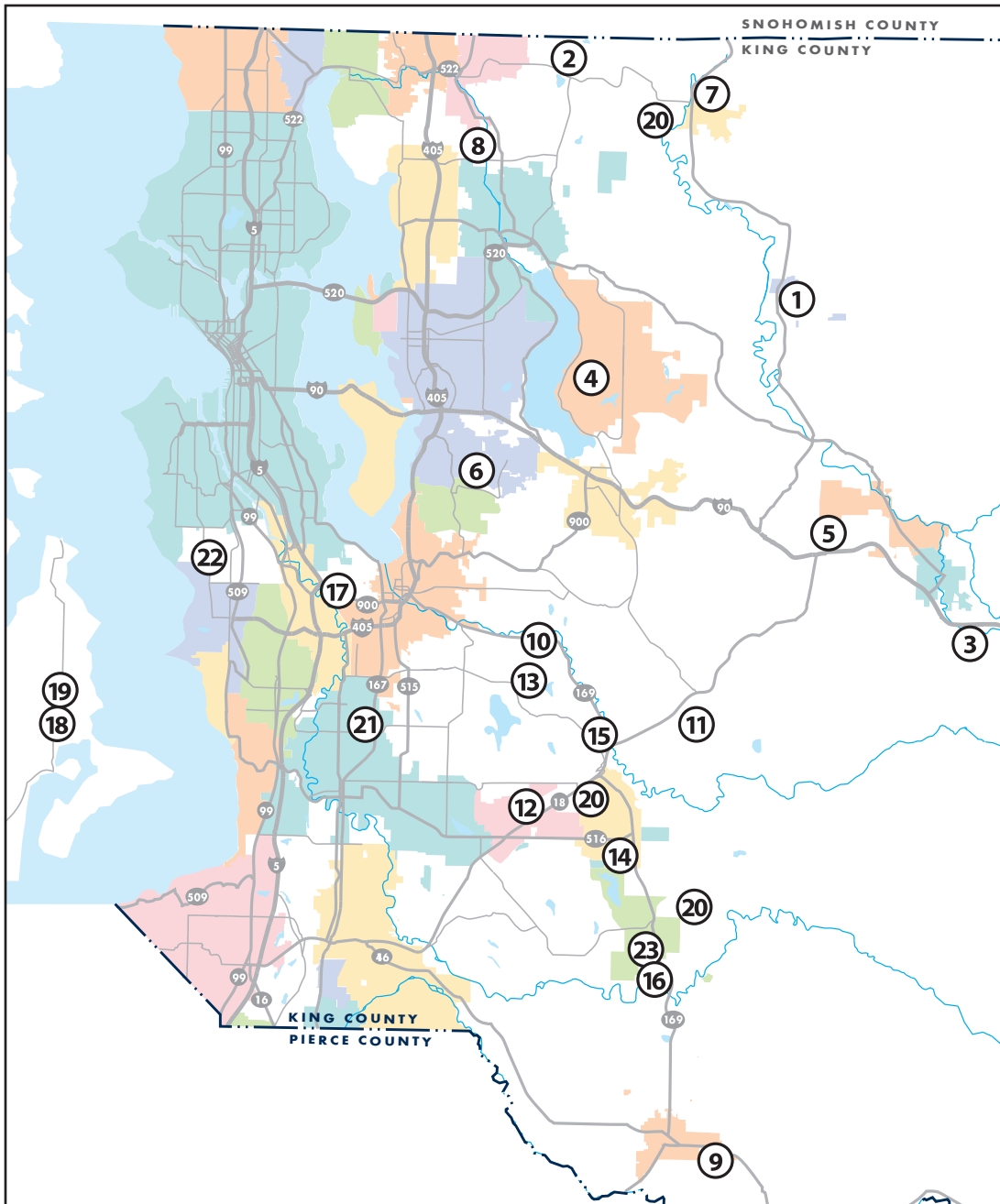
9. **Enumclaw** – Reclassify the Enumclaw Fairgrounds/Expo Center and eight adjacent residential properties as urban so Enumclaw can annex the properties.
10. **Goodnight Properties** – Reclassify 25 acres from rural to industrial for natural resource materials processing.
11. **Hobart Rural Neighborhood** – Add residential rural land on the northeast corner of 276th Avenue SE and SE 204th Street to the established rural neighborhood commercial area and designate it for commercial development.
12. **Covington** – Reclassify the 272-acre “northern notch” near Jenkins Creek from rural to urban so Covington can annex the property.
13. **Lake Desire** – Reclassify 193 acres around Lake Desire from urban residential, medium density to urban separator.
14. **Maple Valley** – Reclassify the 156-acre Maple Valley Summit Pit from rural to urban. This is an unincorporated rural “island” surrounded by the city of Maple Valley.

15. **Maple Valley Rural Neighborhood** – Add the Maple Valley food bank property on the southwest corner of Renton-Maple Valley Road SE and SE 244th Street to the established rural neighborhood commercial area.
16. **SR-169 / Green Valley Road Rural Neighborhood** – Add residential rural land on the northwest and southwest corners of Enumclaw-Black Diamond Road SE and SE Green Valley Road to the established rural neighborhood commercial area.
17. **West Hill** – Reclassify properties along Martin Luther King Jr. Way S between S 129th Street and 68th Avenue S from industrial to multifamily.
18. **Vashon Rural Neighborhood** – Add residential rural land on the northwest corner of Vashon Highway SW north of SW 204th Street to the established rural neighborhood commercial area.
19. **Town of Vashon** – Evaluate future land use options for the K-2 properties within the rural town of Vashon.
20. **DNRP Natural Resource Lands** – Remove the Crow Marsh Natural Area from the Urban Growth Area of Black Diamond, remove the Rock Creek and Dorre Don natural areas from the Urban Growth Area of Maple Valley, and remove the Kathryn Taylor Equestrian Park from the Bear Creek Urban Planned Development.
21. **SE 208th Street and Benson Highway** – Reclassify the 10-acre Panther Lake Elementary property from urban residential to commercial.
22. **White Center** – Establish commercial business zoning with a Special District Overlay to encourage mixed-use and pedestrian development along SW 98th Street between 12th Avenue SE and 16th Avenue SE.
23. **Black Diamond** – Revise the Urban Growth Area of Black Diamond as a technical amendment as anticipated by the East Annexation Area agreement.

## Review process

### WHERE WE’VE BEEN:

- County planners identified possible changes to the King County Comprehensive Plan through a review of comments and docket requests submitted by residents and local governments over the past two years.
- King County Executive Ron Sims incorporated these proposals into a recommended Scope of Work Motion, which he submitted to the King County Council.
- County staff solicited input on the scope of work at presentations made to unincorporated area councils in the spring of 2007.
- The Scope of Work Motion was adopted by the King County Council on April 9, 2007.



## Locations of the proposed changes

See descriptions on page 2 for details of each proposal.

**TELL US WHAT YOU THINK AT A PUBLIC MEETING. SEE PAGE 4 FOR DATES, TIMES, AND LOCATIONS.**



### WHAT HAPPENS NEXT:

- County planners are using the public input they have collected as they prepare a draft update to the King County Comprehensive Plan. The draft update will be available for public review in early October 2007.
- County staff will collect citizen comments on the draft update at public meetings that will be held in Covington, White Center, Snoqualmie, and Redmond, and on Vashon Island, in October 2007.
- Comments on the draft update will be accepted until December 28, 2007.
- King County Executive Ron Sims will submit a final Recommended 2008 Update to the King County Council on March 1, 2008.
- The Council will review the update, and is expected to adopt it in late 2008.



# King County

Department of Transportation  
Community Relations and Communications

KSC-TR-0824  
201 S. Jackson Street  
Seattle, WA 98104

## RETURN SERVICE REQUESTED

## 2008 COMPREHENSIVE PLAN UPDATE

Produced by Community Relations and Communications,  
King County Department of Transportation

### LEARN MORE AND TELL US WHAT YOU THINK

Learn about the draft update and share your comments at one of these upcoming public meetings:

#### **Saturday, Oct. 6**

1 to 3 p.m.  
Lake Washington School District  
Admin. Bldg. Board Room  
16250 NE 74th Street, Redmond

#### **Thursday, Oct. 11**

6:30 to 8:30 p.m.  
Cascade View Elementary School  
34816 SE Ridge Street, Snoqualmie

#### **Monday, Oct. 15**

7:30 to 9 p.m.  
Vashon-Maury Island UAC  
Meeting  
Courthouse Square  
19021 Vashon Highway SW,  
Vashon

#### **Tuesday, Oct. 16**

6:30 to 8:30 p.m.  
Kentridge High School,  
Room A-20  
12430 SE 208th Street, Kent

#### **Thursday, Oct. 18**

6:30 to 8:30 p.m.  
White Center Heights  
Elementary  
10015 Sixth Avenue SW,  
Seattle

More information about the King County Comprehensive Plan and the 2008 update are available on the King County Web site at:  
**[www.metrokc.gov/ddes/compplan/2008](http://www.metrokc.gov/ddes/compplan/2008)**

### CONTACT US

Please direct questions or comments about the plan or update to:

Paul Reitenbach, Comprehensive  
Plan Project Manager  
Department of Development and  
Environmental Services  
Voice: 206-296-6705  
TTY Relay: 711  
E-mail:  
[paul.reitenbach@kingcounty.gov](mailto:paul.reitenbach@kingcounty.gov)

### Alternate Formats Available

**206-263-6482      TTY Relay: 711**